



Meeting Minutes

Historic Zoning Commission

Monday, September 8, 2025

5:00 PM

Eastern Flank Event Facility

Notice is hereby given that a meeting of the Historic Zoning Commission will be held on the date and time listed above. For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Email comments to PlanningIntake@FranklinTN.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person at the meeting location. Speakers may sit in the meeting location.

CALL TO ORDER

Chair Laster called the meeting to order at 5:00 pm.

Commissioners Present: Tyler LeMarinel, Chair; Brian Laster, Vice Chair; Michael Orr; Holly Thompson; Madalyn Ingram; Mary Pearce; Kathy Worthington; and Lisa Marquardt

Staff: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay, Jared Carter, Barrett Petty, and Bill Squires

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Chair LeMarinel asked for citizen comments. There were none.

Comments on agenda items may be made in person at the meeting or by emailing planningintake@franklintn.gov before noon on the day before the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

APPROVAL OF MINUTES

1. Consideration Of Approval Of Minutes

Sponsors:

Commissioner Laster motioned to approve the HZC August 11, 2025, Meeting minutes, seconded by Commissioner Ingram.

The motion carried 8-0.

ANNOUNCEMENTS

Ms. Huffer announced that the regularly scheduled DRC meeting will be Monday, September 15, 2025, at the Eastern Flank Event Facility. Applicants invited to DRC meeting based on actions of this voting meeting should email staff about their intent to attend DRC by midnight, tonight, September 8, 2025, to be added to the agenda.

APPLICATIONS

2. Consideration Of Site Alterations At 331 Franklin Rd. (Harlinsdale Farm); Kevin Lindsey, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that The property at 331 Franklin Road is the site of Harlinsdale Farm, which is located within the Franklin Road Historic District. The property is also individually listed on the National Register of Historic Places. The proposal includes extending the hardscaping around the interpreted interurban trail.

Recommendation: Since this is a City project, staff do not make a recommendation, but there are potential conditions should the HZC approve the proposal. Thos conditions are outlined in the staff report.

Applicant Presentation: Kevin Lindsey. Mr. Lindsey stated that repairs are needed to the concrete corner along the road coming down from the Hayes Home to the interurban area. Most horse trailers and emergency vehicles cannot make this turn and end up veering off the edge of the path posing a risk of vehicle damage or the existing concrete border.

Citizen Comments: None

MOTION

Commissioner Orr motioned to approve Site Alterations At 331 Franklin Rd. (Harlinsdale Farm) with staff conditions, seconded by Commissioner Marquardt.

Commissioner Worthington asked Mr. Lindsey how the size of the concrete repair will be determined.

Mr. Lindsey explained that he made the turn with a trailer to help determine the space needed. With the help of Mark Young, the concrete section will measure around 24' and 20' to allow for a large enough turning radius. The larger turning radius will allow for safer turning for the horses as well as the emergency vehicles.

The motion carried 8-0.

3. Consideration Of Site Alterations At 1002 Fair St.; Jeff Fleishour, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay explained that the property located at 1002 Fair Street is located in the Hincheyville National Register Historic District. The proposal includes a request for the installation of a pergola behind the principal building and the installation of a pea gravel raingarden.

Recommendation: Staff recommend approval of the site alterations with conditions outlined in the staff report.

Applicant Presentation: Jeff Fleishour. Mr. Fleishour did not have additional information other than the owner decided to move forward with the pergola.

Citizen Comments: None

MOTION

Commissioner Pearce motioned to approve Site Alterations At 1002 Fair St with staff conditions, seconded by Commissioner

Laster.

Chair LeMarinel stated that the current proposal is a very limited version of what was originally proposed and stated that he likes what is proposed.

The motion carried 8-0.

4. Consideration Of Fencing At 1850 William Campbell Ct. (Magnolia Hall Subdivision); David Harwath, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the property located at 1850 William Campbell Court is located in the Boyd Mill Avenue Historic District. The proposal includes a request for the installation of four-board horse fencing for the interior perimeter of the open space lot and for a smaller section of fencing within the development. The fencing will be four feet tall. The proposed fencing is shown in red on the site plan.

Recommendation: Staff recommend denial of the four-board horse fencing based on the following Guidelines:

- Wooden picket fences are the most common fencing material for the primary yard along with fence materials that are open-weave brick designs or cast iron.
- Recess wooden plank fences, split rail fences, solid brick fences, chain-link fences, and other metal fences at least 20 feet from the plane of the residence's primary façade.
- Do not use fences higher than three feet on front yards or higher than seven feet on side or rear yards.

If the commission votes to approve the request, conditions listed in the staff report are recommended.

Applicant Presentation: Jason Goddard. Mr. Goddard asked the Commission to consider the 4-board horse fencing as it is important to the community to maintain as much privacy as possible and considering the existing 4-board horse fencing along Glass Lane and throughout the Franklin community.

Citizen Comments: None

MOTION

Commissioner Marquardt motioned to approve Fencing At 1850 William Campbell Ct. (Magnolia Hall Subdivision) with staff conditions, seconded by Commissioner Laster.

Commissioner Marquardt stated that considering the uniqueness of this neighborhood and its surroundings, the 4-board horse fencing meets the surrounding context of the area and will be more aesthetically pleasing.

Commissioner Laster stated that he agrees with Commissioner Marquardt and further stated that connecting the 4-board horse fencing to a picket or cast-iron fence would not work as well as the consistent use of the 4-board horse fencing throughout Magnolia Hall.

Commissioner Pearce asked about the height measurements of the horse fencing along Boyd Mill Avenue.

Mr. Goddard stated that the fencing along Boyd Mill is 4 feet in height and that the 4-board horse fencing in Magnolia Hall would be consistent with those measurements.

The motion carried 8-0.

5. Consideration Of Lighting, Fencing, And Site Alterations At 1840 William Campbell Ct. (Magnolia Hall Mansion); Jason Goddard, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property located at 1840 William Campbell Court is located in the Boyd Mill Avenue Historic District. The proposal includes the following:

- Installation of new light fixtures
- Installation of fencing, and
- Installation of hardscaping

Recommendation: Staff recommend denial of the installation of four-board horse fencing based on the following grounds:

1. Do not use fences higher than three feet on front yards or higher than seven feet on side or rear yards.

Staff recommend approval of the hardscaping, the lighting, and the installation of the existing cast iron fencing and picket fencing with conditions outlined in the staff report.

Applicant Presentation: Jason Goddard. Mr. Goddard stated that plan modifications were made to incorporate feedback from the last DRC meeting. The hardscape area around the carriage house was reduced by 30% and the parking pad to the left was converted to gravel with a ribbon curb that matches the driveway. Other modifications include the introduction of picket fencing around the pool to align with zoning codes for pool enclosure. The firepit was moved and incorporated within the fenced pool area to allow for resident privacy. Lastly, some of the 4-board horse fencing was removed along the left but Mr. Goddard stated that the horse board fencing provides the most privacy like the previously discussed 1840 William Campbell Court plan.

Citizen Comments: None

MOTION

Commissioner Laster motioned to approve Lighting, Fencing, And Site Alterations At 1840 William Campbell Ct. (Magnolia Hall Mansion) with staff conditions, seconded by Commissioner Ingram.

Commissioner Laster stated that the site is unique, like the previous discussion, and the consistency of the 4-board horse fencing provides harmony to the landscape.

Chair LeMarinel asked staff if the applicant provided a photo of the picket fencing.

Ms. Huffer stated that the height of the picket fencing would be 4 feet.

Commissioner Ingram asked for clarification of the location for each type of fencing.

Mr. Goddard stated that the broken red line in the plan documents indicates the 4-board horse fencing, and the purple broken line indicates the areas where a salvaged iron fence will be used. The picket fence will enclose the pool and the fire pit.

Chair LeMarinel stated that it appears that there are two gates out of the pool area and two gates other gates into the courtyard.

Commissioner Pearce recommended the use of a more elevated picket fence design as seen throughout Franklin.

Commissioner Ingram asked Mr. Goddard why a picket fence was chosen for the pool enclosure over an iron fencing.

Mr. Goddard stated that a picket fence provides more privacy for the homeowner.

Commissioner Laster commented on the historic photos of picket fencing in downtown Franklin.

Mr. Goddard stated that the goal is to have a picket fence like the photos referenced in the application documents and the historic guidelines.

Chair LeMarinel commented on the picket fencing photos and stated that one has a taper cap and the other more of a final cap. Chair LeMarinel asked Commissioner Pearce if the photos represent the elevated picket fence design she referred to earlier.

Commissioner Pearce stated that the photos indicate a cottage or casual style rather than an elevated design. There are homes in downtown Franklin that highlight the type of design that would be appropriate for this home.

Commissioner Laster stated that the historic photo of picket fencing indicates a timeframe of the 1950's.

Commissioner Pearce noted that there were alterations completed over the years to this home that one would not want to replicate and noted that she was looking for a photo that would highlight the style she is referring to.

Chair LeMarinel asked if the motion should be amended to reflect the style of picket fencing Commissioner Pearce is referring to.

Commissioner Pearce stated that yes, an amendment to remove the picket fencing from the motion would be appropriate.

Amendment (Picket Fencing)

Commissioner Pearce amended the motion to exclude the picket fencing element from the main motion, seconded by Commissioner Worthington.

Commissioner Orr asked who would provide picket fence designs to the applicant.

Commissioner Pearce stated that she would be able to provide photos for staff and staff could provide to the applicant.

Commissioner Worthington suggested the applicant provide drawings of the picket fence design including the gate design as the fencing will connect to the structure.

The amendment carried 8-0.

Chair LeMarinel stated that the main motion as amended includes approval of site alterations except for the picket fencing around the pool.

The main motion as amended carried 8-0.

Chair LeMarinel explained that an action on picket fencing needs to be taken. The Commission can approve, deny or defer to a date certain.

MOTION to Defer (Picket Fencing)

Commissioner Pearce motioned to defer the picket fencing portion of the application to the October 13, 2025, HZC meeting, seconded by Commissioner Orr.

The motion to defer carried 8-0.

6. Consideration Of Site Alterations, Fencing, and Gates At 1835, 1837, 1839, 1841, And 1843 William Campbell Ct. (Magnolia Hall Subdivision, Lots 2-6); David Horwath, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer, Elizabeth Bulay

Project Leader: Elizabeth Bulay. Ms. Bulay stated that the properties located at 1835, 1837, 1839, and 1843 William Campbell Court are located in the Boyd Mill Avenue Historic District. The proposal includes a request for site materials for the

driveway, walkway, rear yard fencing, and gates.

Recommendation: Staff recommend denial of the cobblestone driveway accents based on the following Guidelines:

- Use durable materials that were historically typical for driveways, such as gravel, concrete, bricks, and asphalt.

Staff recommend approval of the walkway material and rear yard fencing, and gates with conditions outlined in the staff report.

Applicant Presentation: Jason Goddard. Mr. Goddard explained several minor changes based on the DRC feedback. The purpose of adding different elements to the hardscape areas is to allow for more detail and to break up the appearance of a long concrete driveway. Instead of using a concrete "Hollywood" strip down the driveway, the team is proposing a cobblestone band down each side of the driveway and a cobblestone apron at the street and gate locations.

Citizen Comments: None

MOTION

Commissioner Thompson motioned to approve Site Alterations, Fencing, and Gates At 1835, 1837, 1839, 1841, And 1843 William Campbell Ct. (Magnolia Hall Subdivision, Lots 2-6) with staff conditions, seconded by Commissioner Marquardt.

Commissioner Thompson stated that use of cobblestone material appears to be more fitting for the surroundings and more historic than a plain concrete driveway.

Commissioner Laster stated that after several renditions of the front hardscape design, the use of cobblestone accents is more fitting and appropriate for the site. Also, the Commission has approved the use of cobblestones in the past.

Chair LeMarinel agreed with Commissioner Laster about the driveway and mentioned his concerns about how much uniformity should be present regarding the walkways and stairs into the homes. Chair LeMarinel stated that each home has a different style whether it is Victorian or Tudor inspired and would one typically see the same cobblestone steps and brick stairways for each style of home. Chair LeMarinel further stated that uniformity may be acceptable, but he would like to hear feedback from the rest of the Board.

Commissioner Worthington added that it would be beneficial to know the size of the stone along with the "lay" of the brick to compare with the stone features of each home.

Mr. Goddard stated that the intent is to use a natural cobblestone measuring 4" by 8" in a design like the photo (provided in the application documents) of an historic stone walkway on 3rd Avenue in downtown Franklin. Mr. Goddard also noted that the walkway would be "laid" in a running band from the sidewalk to the front door. Also, Mr. Goddard noted his efforts to keep the design to a minimal and not include too many details.

Chair LeMarinel noted that some of the homes have a brick foundation while others don't and asked if the same brick would be used for each home.

Mr. Goddard explained that the brick stairway would match the brick foundation of the home.

Chair LeMarinel noted his reservations about how the brick and stone will look for each individual home and stated that more information may be needed.

Commissioner Ingram stated that if one walked through downtown Franklin, the walkways and stairway into each home would not be the same as each home has its own architectural inspiration.

Chair LeMarinel added that the walkways interface with the front of the home and stated that he is unsure about the materials.

Commissioner Pearce stated that until Chair LeMarinel mentioned the material use for the walkways, she didn't think about how each style of home may require a different walkway. If the walkway varied according to the style of the home, it would

soften the entrance into the home and add value to the development.

Commissioner Thompson commented about the preference of using brick and cobblestone over the use of concrete – wouldn't that be the preferred material? Further, Commissioner Thompson stated that if the home is brick, the applicant should use matching brick and if the home isn't brick use the cobblestone material.

Chair LeMarinel stated that he is fine with the use of brick and stone as the materials but also fine with concrete if a higher grade of concrete is used. There are many fine older homes that have concrete used throughout.

Commissioner Ingram stated and asked if an amendment should be added.

Chair LeMarinel stated that the amendment would need to be clearly stated and if someone would like to put forward an amended, that would be fine.

Commissioner Pearce asked if the Chair would like to craft an amendment.

Chair LeMarinel explained that the motion on the floor is to approve with staff conditions, the amendment would need to remove the walkways from the motion and then a motion would be needed to address what should be done with the sidewalks.

Amendment (Walkway Removal)

Commissioner Ingram amended the main motion to remove the walkway from the main motion, seconded by Commissioner Pearce.

Commissioner Pearce suggested the applicant attend the next DRC meeting for discussion.

Commissioner Ingram suggested giving the applicant some kind of direction regarding the material use according to the style of the home.

Chair LeMarinel stated that after the amendment is voted on, some sort of action by the Commission will be necessary regarding the walkway.

The amendment carried 8-0.

MOTION to Defer (Walkways)

Commissioner Ingram motioned to defer the walkway portion of the application to the next HZC meeting, October 13, 2025, seconded by Commissioner Pearce.

Chair LeMarinel stated that the brick and stone materials are appropriate but more specific information is needed. The Commission is looking for compatibility among all the elements of each home.

Commissioner Worthington stated that the intent of the deferral is to provide an opportunity for the applicant to connect the sidewalk element to the house.

Commissioner Orr stated that the applicant may want to choose a style or brick dependent on the architectural features of the home.

Chair LeMarinel noted that the concern the Commission has is that the elements are compatible with the homes.

Commissioner Laster stated that clarity on the exact materials would be helpful. In the current application the photo appears to be flagstone instead of cobblestone.

Commissioner Pearce suggested that the applicant provide renderings of the front elevation with the addition of the sidewalk.

The motion to defer carried 8-0.

7. Consideration Of Partial Demolition, Additions, Alterations, Alterations, And Fencing At 106 Winslow Rd.; Steve Maher, Applicant.

Sponsors: Kelly Dannenfelser, Emily Huffer

Project Leader: Emily Huffer. Ms. Huffer stated that the property at 106 Winslow Road is located in within the Franklin Road Historic District. A series of alterations are proposed within the application that include:

- Demolition of the non-historic screened-in porch,
- New construction of a screened-in porch,
- Construction of new dormers,
- Garage door replacement,
- New rear door and construction of covered porch,
- Rear yard fencing
- Misc. Items
 - o Front porch lighting
 - o Bay window roofing material change
 - o Chimney pot
 - o Rear window replacement
 - o Reconfiguration of exterior basement entrance
- General property maintenance

Recommendation:

Staff recommend denial of the dormer on the right elevation and the garage door replacement, based on the following grounds:

1. Place dormers on additions in locations with obscured visibility from the front facade or street.
2. Design doors and doorways to an addition to read as secondary in appearance and detailing to the historic building
3. Use traditional materials with appearances similar to the doors on the historic building.

Staff recommend approval of the demolition of the screened-in porch, construction of the screened- in porch, construction of the left elevation dormer, new rear French doors, covered porch, breezeway construction, rear yard fencing, the outlined miscellaneous items, and general property maintenance with conditions outlined in the staff report. Ms. Huffer also noted there are several project considerations also outlined in the staff report.

Applicant Presentation: Stephen Maher. Mr. Maher stated that after the DRC meeting feedback regarding the right dormer, the result was a larger dormer closer to the gutter line. The thought was that the larger dormer would provide detail in the expanse of the roof. Regarding the garage door light pattern, Mr. Maher noted that the intent is to provide as much light as possible as the space will be used as living area. Because the current garage door is the basic off the shelf 40-year-old aluminum door, Mr. Maher explained that there would be two 5-foot doors. Looking at another window on the building regarding light pattern, a 5 over 3 window was selected for the door. Mr. Maher stated that he has looked at other patterns and noted that the intent of the glazing is to allow as much light in as possible.

Citizen Comments: None

Commissioner Thompson asked for clarification on which dormer there is a question about.

Ms. Huffer referred to application documents image and stated that it is the dormer on the right side that will be highly visible from the street.

MOTION

Commissioner Ingram motioned to approve partial demolition, additions, alterations, and fencing at 106 Winslow Rd with staff conditions; seconded by Commissioner Thompson.

Commissioner Laster stated that he agrees with staff regarding the light pattern on the garage doors as a 15 is a lot for the garage doors and recommended a 9-light pattern. Commissioner Laster stated that he has struggled with the right dormer as the dormer would be installed on top of a 1975 addition and does not appear to offset the historic structure.

Chair LeMarinel noted that he looked at the metrics of the home and the current proposal and stated that if this house had been built according to the guidelines, there would have been a break in the roof line. The current proposal shows the dormer setback 3.6 inches from the wall below which is further back than a fully conforming addition and dormer. Also, Chair LeMarinel noted that another standard guideline not associated with the historic guidelines is the 50 % rule which looks at whether the element is past the half point of the house. Regarding future proposals, these two considerations could be used as reasonable barometers for decision making.

Commissioner Worthington stated that the roof massing on the right elevation needs something to break up the expansive space. The dormer provides continuity to the home and Commissioner Worthington stated she can support approval of the dormer.

Commissioner Ingram noted the other dormer options on page 13 of the application and asked for the Commission's comments.

Chair LeMarinel stated that a hipped dormer would be more visible and stand out more. It would be difficult to match the other dormer as it comes to a ridge, the proposed dormer size makes it difficult to find the ridge, making the shed dormer the best option.

Commissioner Laster noted that much consideration has been given to the historical nature of the home with the removal of the porch addition and adding a new porch. The shed dormer also adds conformity to the rear elevation, although the HZC doesn't consider the rear elevation as much, but it is important. The rear conformity adds to the argument and acceptance of the shed dormer in this situation.

Commissioner Pearce stated that the roof line has improved and regarding the shed dormer, it does not appear to be the focal point when looking at the front elevation.

Chair LeMarinel asked if there was any other discussion on the proposed items in the application.

Commissioner Ingram noted that the current motion includes denial of the right-side roof dormer.

Amendment (Right Dormer)

Commissioner Laster amended the motion to allow the right side shed roof dormer, seconded by Commissioner Worthington.

The motion to amend carried 8-0.

Chair LeMarinel asked if there was any more discussion on the main motion as amended.

There was none.

The overall motion as amended, carried 8-0.

Commissioner Pearce asked if the garage door light patterns were discussed.

Chair LeMarinel stated that the window light pattern was discussed, and the applicant will need to revise the light pattern with drawings.

OTHER BUSINESS

RECEIPT OF ADMINISTRATIVE COA APPROVALS ON BEHALF OF THE HZC

8. **Administrative COA For Signage (Reface Post and Panel) At 404 Bridge St.; Anna Ham, Applicant.**

Sponsors:

9. **Administrative COA For Rear Yard Fencing At 340 4th Ave. S.; Allyson Williams, Applicant.**

Sponsors:

10. **Administrative COA For Signage At 420 Main St.; Mary Menge, Applicant.**

Sponsors:

ADJOURN

Commissioner Orr motioned to adjourn the September 8, 2025, HZC Meeting, seconded by Commissioner Ingram.

The motion carried 8-0.

There being no further business, the meeting adjourned at 6:02 PM.



Chair

10/13/2025
Date